Sherry FitzGerald

For Sale

Asking Price:

€295,000

Barranisky Cottage
Barranisky West
Avoca
Co Wicklow
Y14X970

BER E

sherryfitz.ie

Nestled in a picturesque country setting beside a charming church yard, this delightful two-bedroom cottage combines rural tranquillity, timeless character and everyday comfort. Fabulous open views stretch across the surrounding countryside down to the Wicklow coastline, creating a wonderful backdrop for relaxed living and a true sense of

escape. From the moment you arrive, the cottage captures the imagination. Its elevated position, peaceful surroundings and scenic outlook make it an appealing choice for those seeking a permanent country home, a weekend retreat or a property with potential to personalise. Inside, comfortable accommodation includes a country style kitchen/living, sunroom and two bedrooms and bathroom offering flexibility for family life or working from home. The property has a small cottage garden offering space to relax, take in the views and enjoy the quiet rhythm of country life. Off street parking is to the front on the gated gravelled driveway. A mere ten minutes from Arklow, the property offers a welcome sense of escape while remaining within reach of local amenities, shops, schools and transport links. The M11 motorway at Jack White's (Exit 19) is also just 10 mins away and from there it is 40 mins to South Dublin.Viewing is highly recommended to appreciate the cottage's character, peaceful setting and superb views. Viewings are strictly by appointment only.

Accommodation

Entrance Hall 1.26m x 1.02m (4'2" x 3'4"): A welcoming introduction to the cottage and its relaxed country character.

Kitchen / Dining Area 4.81m x 2.83m (15'9" x 9'3"): A practical everyday country style kitchen for cooking and dining. Separated from the living area by a breakfast bar.

Living Room 4.00m x 2.93m (13'1" x 9'7"): A comfortable reception space with scope to create a warm and inviting heart of the home. Features a stone chimney breast fitted with solid fuel stove, tiled floor.

Dining Room 4.94m x 2.94m (16'2" x 9'8"): Leads off the living room this flexible space could work as a lounge, dining or
office space. Stunning views across the surrounding countryside and double doors leading out to the garden.

Shower Room 2.77m x 1.41m (9'1" x 4'8"): Serving the accommodation.

Bedroom 1 3.63m x 3.01m (11'11" x 9'11"): A well-proportioned main bedroom with angled ceilings and stunning views.

Bedroom 2 3.62m x 3.13m (11'11" x 10'3"): Bright and spacious guest bedroom with carpet to floor.

Garden The property has a small cottage garden offering space to relax, take in the views and enjoy the quiet rhythm of country life. Off street parking is to the front on the gated gravelled driveway.

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Special Features
- Charming two-bedroom detached cottage
- Peaceful country setting beside a picturesque church
- Fabulous views across the surrounding countryside
- Flexible accommodation suited to family life or remote working
- Wonderful lifestyle opportunity in a tranquil rural location
- Potential to personalise and enhance, subject to necessary permissions
- Ideal as a permanent residence, weekend retreat or countryside getaway

Services
Well water, septic tank, electric storage heating.

Directions

Eircode is Y14X970

Total area: approx. 69.7 sq. metres

The Cottage, Barranisky West, Avoca

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CONDITIONS TO BE NOTED: *A full copy of our general brochure conditions can be viewed on our website at http://www.sherryfitz.ie/terms, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.*
PSRA Registration No. 002183